

## PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO

January 8, 2008

### Meeting

Chairman Michael McFarland called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

### Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, Robert Horrocks, and Mark Springer.

Others in attendance: City Planner/Zoning Administrator Matt Spring, and Board Secretary Marilyn Fennell. Those signing the guest register included Mayor Tim Evans. Matt Clevenger of the *Independent Voice* was in attendance.

### Oath of Office

Mayor Tim Evans administered the oath of office to reappointed members John Berbach, Robert Horrocks, Jr., and Mark Springer. Members then signed the Oath of Office book and signed the Code of Ethics.

### Election of Chairperson & Vice- Chairperson

Mr. McFarland opened the nominations for Chairman. Mr. Springer **nominated Mike McFarland**. Mr. Horrocks seconded the nomination. There were no further nominations. Mr. Horrocks **moved to close the nominations**. Mr. Springer seconded the motion. Motion carried unanimously. Mr. McFarland was elected Chairman by a vote of 3-0-1. Ayes: Berbach, Horrocks, and Springer. Mr. McFarland abstained.

Mr. McFarland opened the nominations for Vice-Chairman. Mr. Horrocks nominated John Berbach. Mr. McFarland seconded the nomination. Mr. Springer **moved to close the nominations**. Mr. Horrocks seconded the motion. Motion passed 3-0-1. Ayes: Springer, Horrocks, and McFarland. Mr. Berbach was elected Vice-Chairman by a vote of 3-0-1. Ayes: Springer, McFarland, and Horrocks. Mr. Berbach abstained.

### Approval of Minutes December 11, 2007 Meeting

Mr. Horrocks **moved to approve the minutes of the December 11, 2007 meeting as corrected**. Mr. Springer seconded the motion. Motion carried 4-0.

### Items not on the Agenda

There were no comments on items not on the agenda.

### **NEW BUSINESS** Deadline Dates

Chairman McFarland announced that the next regularly scheduled Planning Board meeting would be held Tuesday, February 12, 2008. Preliminary Plans, Final Plats and Site Plans must be submitted by 5:00 p.m. on January 22, 2008 and temporary sign requests for display over 30 days must be submitted by 5:00 p.m. on February 6, 2008.

Set Public Hearing  
Date- Paul Lee, Inlot  
4050 (1361 W. Main) &  
Inlot 4051 (55 & 77  
Kinna Drive)-Zoning  
Map Amendment, GB

Mr. Spring said the applicant is requesting a public hearing regarding a zoning map amendment for the property located at the stated addresses. The current zoning is GB (General Business) and I-1 (Light Industrial). Inlot 4050, 3 acres is GB, Inlot 4050, 1.8962 acres is I-1, and Inlot 4051, 4.8313 acres is I-1. Staff noted that Inlot 4051 contains a small portion (0.531 acre) that is currently zoned HS-Highway Service.

& I-1 to HS

This was previously rezoned as part of the Menards subdivision and conveyed to Paul and Kathy Lee via a replat approved by Planning Board on July 10, 2007. Staff recommended a public hearing date of February 12, 2008.

Mr. Springer asked if there was an intended use or was it to increase sellability. Mr. Spring said there had been no applications for site plans or change of use.

Mr. Horrocks **moved to set a public hearing for February 12, 2008 for this zoning map amendment request by Paul and Kathy Lee.** Mr. Berbach seconded the motion. Motion passed 4-0. Ayes: Horrocks, Berbach, Springer, and McFarland.

Tipp City Church of the Nazarene, 1221 W. Main St. Inlot 2136, HS Zoning- Site Plan Review for Driveway to Kinna Drive

Mr. Spring explained the site plan review was for the installation of a driveway between the church's off-street parking area and the new Kinna Drive. It will be 24' wide and 134' long and paved with asphalt. It will eliminate 3 parking spaces of their total of 132, leaving 129 which provides for the maximum capacity of 387 total parishioners. Mr. Spring said City Engineer Vagedes has indicated that storm water detention for the proposed driveway will not be required, due to the small increase in impermeable area for this 8.665 acre parcel and the existing on-site detention area. Staff recommended approval with the condition that the applicant must obtain authorization/approval from the Planning Board for any proposed exterior modification to the site prior to the construction/undertaking of any such proposed modifications. There were no representatives from the Church in attendance.

Mr. McFarland asked if the curb cut on Kinna Drive was put in anticipation of this driveway. Mr. Spring said that was correct. That was part of the schematics that were approved by Planning Board for the Menards subdivision and where the church wished to have it placed. Mr. Springer asked if a stop sign would be placed at the end of the drive. Mr. Spring said that would be an internal sign that the Church should place.

Mr. Berbach **moved to approve the site plan for the Nazarene Church, 1221 W. Main Street for their proposed driveway from the parking lot to Kinna Drive with the condition that the applicant must obtain authorization/approval from the Planning Board for any proposed exterior modification to the site prior to the construction/undertaking of any such proposed modifications.** Mr. Horrocks seconded the motion. Motion passed 4-0.

Kristin Mantia, Tony's Bada Bing, 132-134 E. Main St., Inlot 3267- CC/RA zoning- Site Plan Review- Attached awning

Mr. Spring said this site plan review was for the installation of a roof/awning at the southeast corner of the property. It was to provide a roofed shelter area within the fenced patio which was approved July 10, 2007 by Planning Board. Staff did note that the awning had already been constructed with no approval or permits. The applicant misunderstood the need for further approvals and had provided a narrative in the packets.

Mr. Spring continued that the structure was 27' x 13.5' and constructed of corrugated sheet metal and supported by 4 posts. It is 13' in height, it slopes easterly, includes a gutter and downspout, and an opening for an existing ventilation hood. If Planning Board approves the structure the applicant must seek Restoration Board approval at the

January 22, 2008 meeting. If approved the applicant must obtain a Zoning Compliance Permit and an approved Building Permit from Miami County Building Regulations.

Mr. Spring said staff recommended approval with the following conditions:

1. Planning Board approves the site plan for the proposed roof/awning structure as delineated on the applicant's site plan.
2. The applicant will seek approval for the roof/awning structure from The Tipp City Restoration Board at the January 22, 2008 meeting.
3. Once approved by both the Planning Board and the Restoration Board, the applicant will obtain the required Tipp City Zoning Compliance Permit and approved Building Permit from the Miami County Building Regulations Department.
4. The applicant must obtain authorization/approval from the Planning Board for any proposed exterior modifications to the site prior to the construction/undertaking of any such proposed modifications.

Kristin Mantia, the applicant, came forward to answer questions. Mr. Springer asked if the smoking/fenced area had been successful. Ms. Mantia said that it had worked. Now with the roof/awning and lighting, they would be able to have someone out there to wait on patrons. There are no tables at this time. Mr. Berbach asked if there had been any complaints from the neighboring properties. Ms. Mantia said the neighbor to the south is a friend of her father's and he has had no complaints. There was further discussion of some landscaping. Mr. Spring advised that permanent plantings would need review by Planning Board. Planters would be a temporary in nature and would not need Planning Board review. He added that the need for Planning Board review for the awning was because it changed the footprint of the building; any exterior change is reviewable. He confirmed the date of January 22, 2008 for the Restoration Board meeting.

Mr. McFarland **moved to approve the site plan for the addition of the awning at 132-134 E. Main Street for Tony's Bada Bing Tavern with the 4 conditions listed in the staff report.** Mr. Springer seconded the motion. Motion passed 4-0.

## Old Business

There was no Old Business to discuss.

## Miscellaneous

City Council Reports:  
**December 17, 2007 &  
January 7, 2008-** Mr.  
McFarland

Mr. McFarland reported that the Businesses of the Year were Meijer Distribution and Cox Insurance Agency. The rezoning for 31 Wilhelm Street was approved along with the Operating Budget. There was a farewell for the outgoing Council members. He continued at the January 7<sup>th</sup>, 2008 meeting the new Council members were sworn in. Mr. Hale was elected President of Council and Mr. Evans as Mayor. The Bikeway Trail contract from Canal Lock to Kyle Park was awarded to Finrock Construction. There was a first reading for an easement for the property at 211 S. First Street. There is a possible sale for the building and this will be required. Appointments were made to the different Boards and Commissions. The Main Street banner schedule was approved by Council and there will be no further hearing for the transfer of a liquor permit to the new owner of the BP station.

City Council Meeting  
Representative-  
Schedule

Board member  
comments

The Board members present divided their attendance for the first 5 months of City Council meetings. Mr. Blake will be asked if he is available for the June meetings.

Mr. Springer asked if there was further word on the removal of the barricade between Buckingham and Curry Branch subdivisions. Mr. Spring said the percentage of homes has been met for that to occur but there are still a number of building lots. The City was acting on the caution side due to possible damage to Township roads by construction traffic. If the residents there make a request to have it removed, it could occur sooner.

Mr. Springer also asked for an updated Zoning Map. Mr. Spring said staff had been working on a colored version and when that is available all Board members will receive a copy.

Mr. Berbach thanked all for their vote of confidence for his position as Vice-Chairperson.

Mr. McFarland thanked the other members for their willingness to serve another term and for his appointment as Chairperson. He complimented staff for the packet.

### Adjournment

There being no further business for discussion, Mr. Springer **moved that the meeting be adjourned**. Mr. Berbach seconded the motion. The motion unanimously carried. Chairman McFarland declared the meeting adjourned at 8:08 pm.

\_\_\_\_\_  
Michael McFarland, Planning Board Chairman

Attest: \_\_\_\_\_  
Marilyn Fennell, Board Secretary